

Area F. Business A-2 zone at Gore Street.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation BA-2 (Business A-2) on the Zoning Map and substitute therefor the designation **C-2B (Residence C-2B)** for the entire Business A-2 district bounded by the centerline of Gore Street, the Cambridge/Somerville municipal boundary line, and the Open Space zoning district line.

Area G. Changes to O-3A (PUD-3). (Per Citywide Recommendation)

1. Changes to the Dimensional Requirements of Office Districts

Amend the text of the Zoning Ordinance in Section 5.32 by Amending Table 5-2, Table of Dimensional Requirements – Office Districts in the line headed “Office 3A” by deleting the existing FAR and Height provisions in Column 1 and Column 6 and substituting therefor the following:

5.32 Office Districts

1. The following dimensional requirements, set forth in Table 5-2 and modified elsewhere in this Ordinance, shall be applicable to development in Office districts:

Table 5-2. Table of Dimensional Requirements - Office Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Office 3A	<u>2.0</u>/3.0	5,000	300	50	$\frac{H+L^{(b)}}{5}$	$\frac{H+L}{6}$	$\frac{H+L^{(c)}}{5}$	<u>90</u>/120	10%

2. Amend a portion of PUD 3 so that it reads as follows.

13.43 District Dimensional Regulations.

13.43.1 The maximum ratio of floor area to the total area of the development parcel shall be 3.0 **for Residential Uses, Section 4.31 a-h, and Dormitory Uses, Section 4.33 b (7), and 2.0 for all other permitted uses.**

A portion or portions of the existing or former Broad Canal without reference to ownership may be counted in calculating the area of the development parcel. Each portion so counted shall be included in computing the development parcel area for one planned unit development.

Area H. Changes to the Dimensional Requirements of Business Districts. (Per Citywide Recommendations)

1. Amend the text of the Zoning Ordinance in Section 5.33 by Amending Table 5-3, Table of Dimensional Requirements – Business District in the line headed “Bus. B” by deleting the Footnote (t) in Column 1 and Column 6.

5.33 Business Districts

1. The following dimensional requirements, set forth in Table 5-3 and modified elsewhere in this Ordinance, shall be applicable to development in business districts:

Table 5-3 Table of Dimensional Requirements - Business Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Bus. B	2.75/3.0 (t)	none	300	none	none	none	none	80 (t)	none

2. Amend the text of the Zoning Ordinance in Section 5.33, Paragraph (2) – Footnotes by deleting in its entirety Footnote (t).

2. Footnotes

~~(t) Except that for that area bounded by the centerline of Main Street on the south, the centerline of Windsor Street on the west, the line along the Cambridge/Somerville/Boston municipal boundary lines to its intersection with Bridge Street/O’Brien Highway on the north, and the line along the centerline of First Street to Cambridge Street to O’Brien Highway to its intersection with the Boston municipal boundary line on the east, the FAR in any Business B zone shall be 3.0 for residential uses and 4.0 for all other uses and the height shall be 120 feet.~~

Area I, J, K, L, M. Changes to the Dimensional Requirements of Industrial Districts (Per Citywide Recommendations)

1. Amend the text of the Zoning Ordinance in Section 5.34 by Amending Table 5-4, Table of Dimensional Requirements – Industrial Districts in the line headed “Ind. A-1” by deleting “1200” in Column (3) and substituting therefor “700”, and by deleting the reference to footnote “a”.

2. Amend the text of the Zoning Ordinance in Section 5.34 by Amending Table 5-4, Table of Dimensional Requirements – Industrial Districts in the lines headed “Ind. A-1”, “Ind. A”, and “Ind. B” by deleting the Footnote (t) in Column 1 and Column 6, and

3. Amend the text of the Zoning Ordinance in Section 5.34 by Amending Table 5-4, Table of Dimensional Requirements – Industrial Districts in the lines headed “Ind. A-2”

Area VI (F)

Business A-2
To Residence C2-B

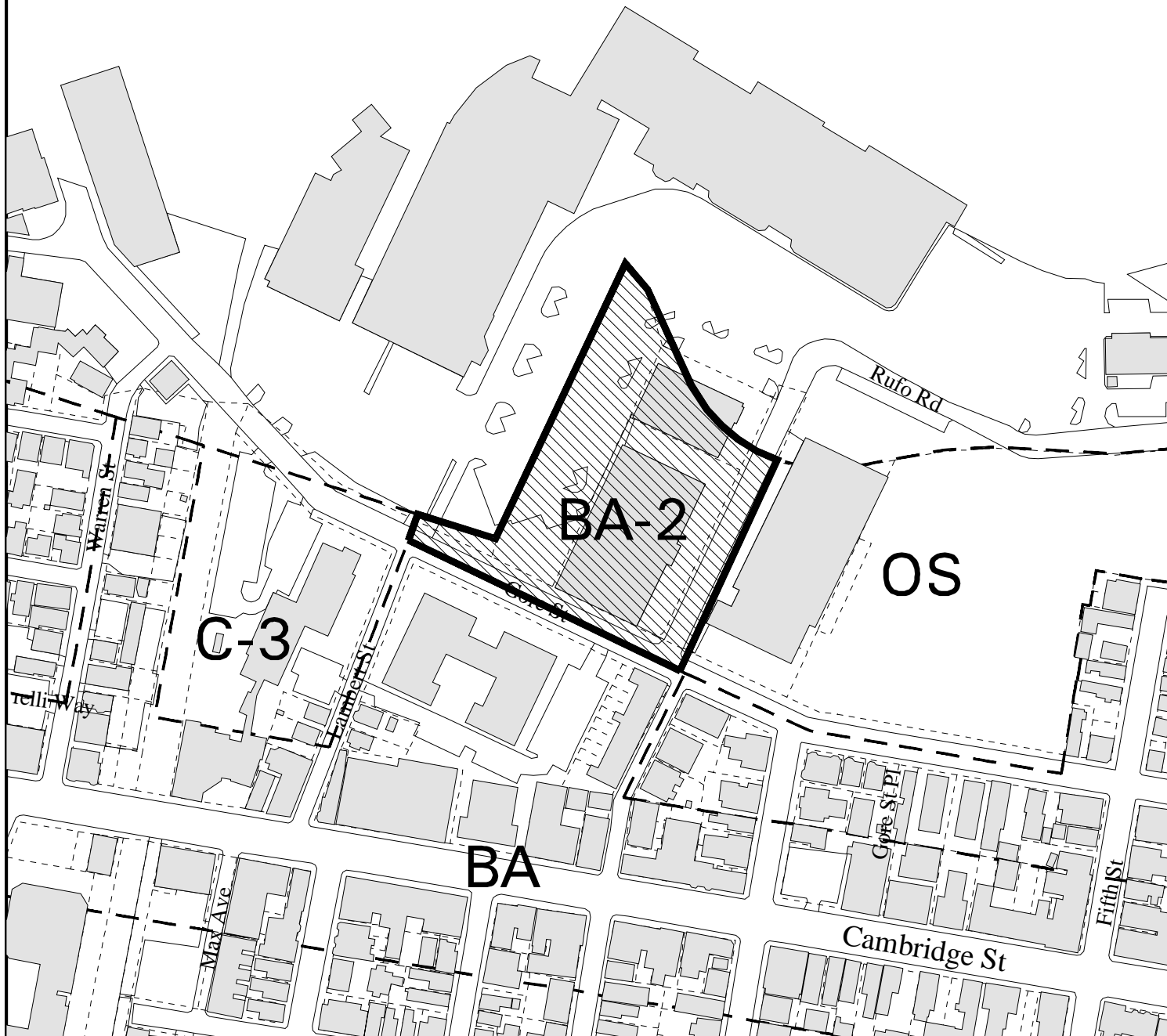
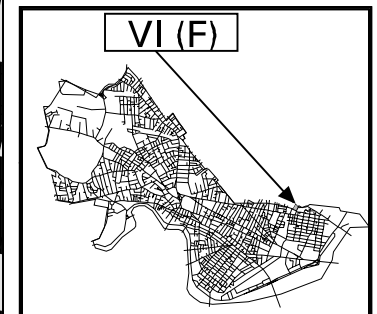
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 200 Feet



Area VI (G)

Office 3A/PUD-3
No Map Change

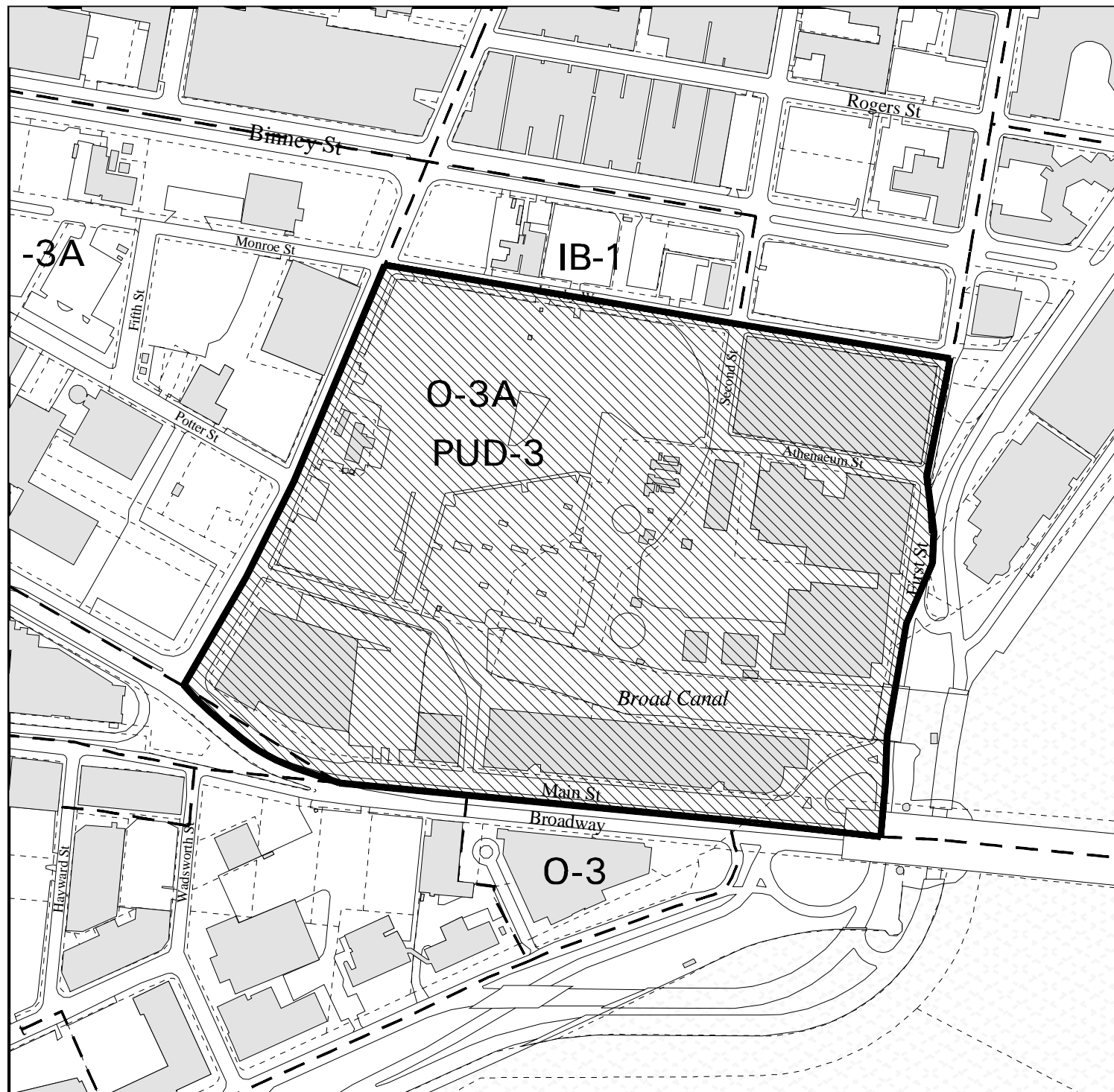
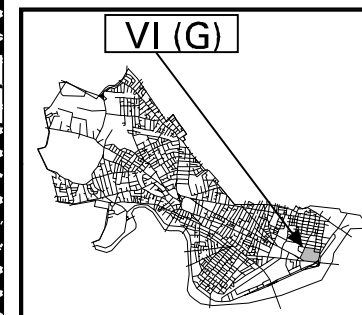
Legend

- Open Water
- Rezoning Area
- Building Footprint
- / ✓ Zoning Districts
- - - Parcel Line



Scale

1 Inch = 300 Feet



Area VI (H)

Business B
No Map Change

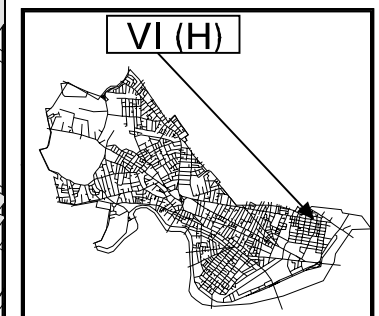
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

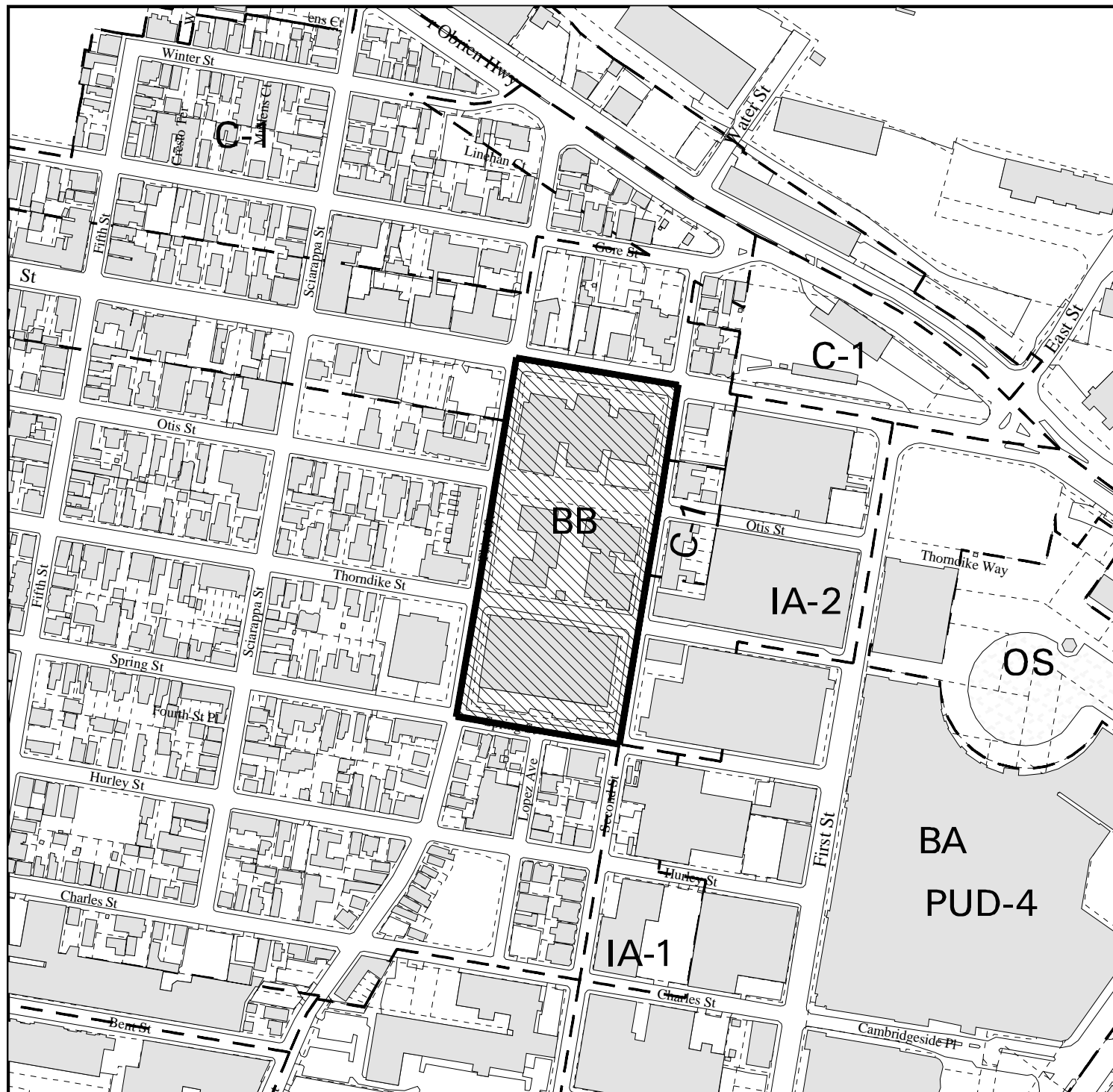


Scale

1 Inch = 300 Feet



Eastern Cambridge Zoning Proposal
June, 2001



Area VI (I)

Industry A-1

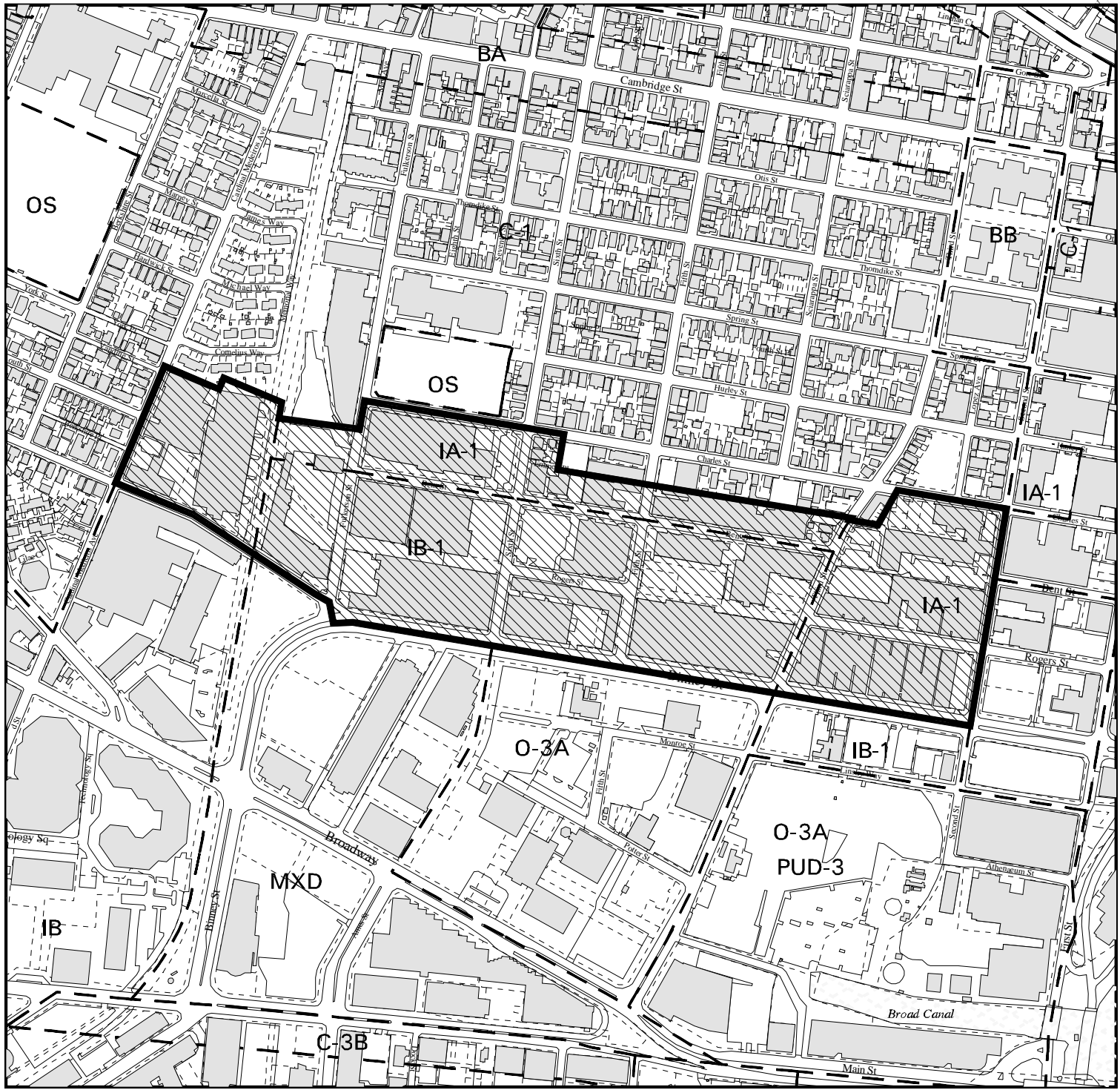
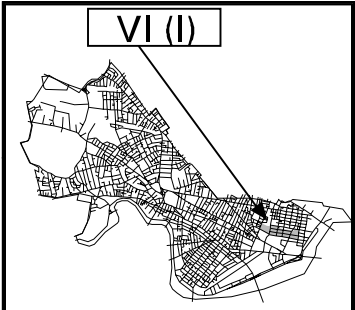
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 500 Feet



Area VI (J)

Industry B-1
No Map Change

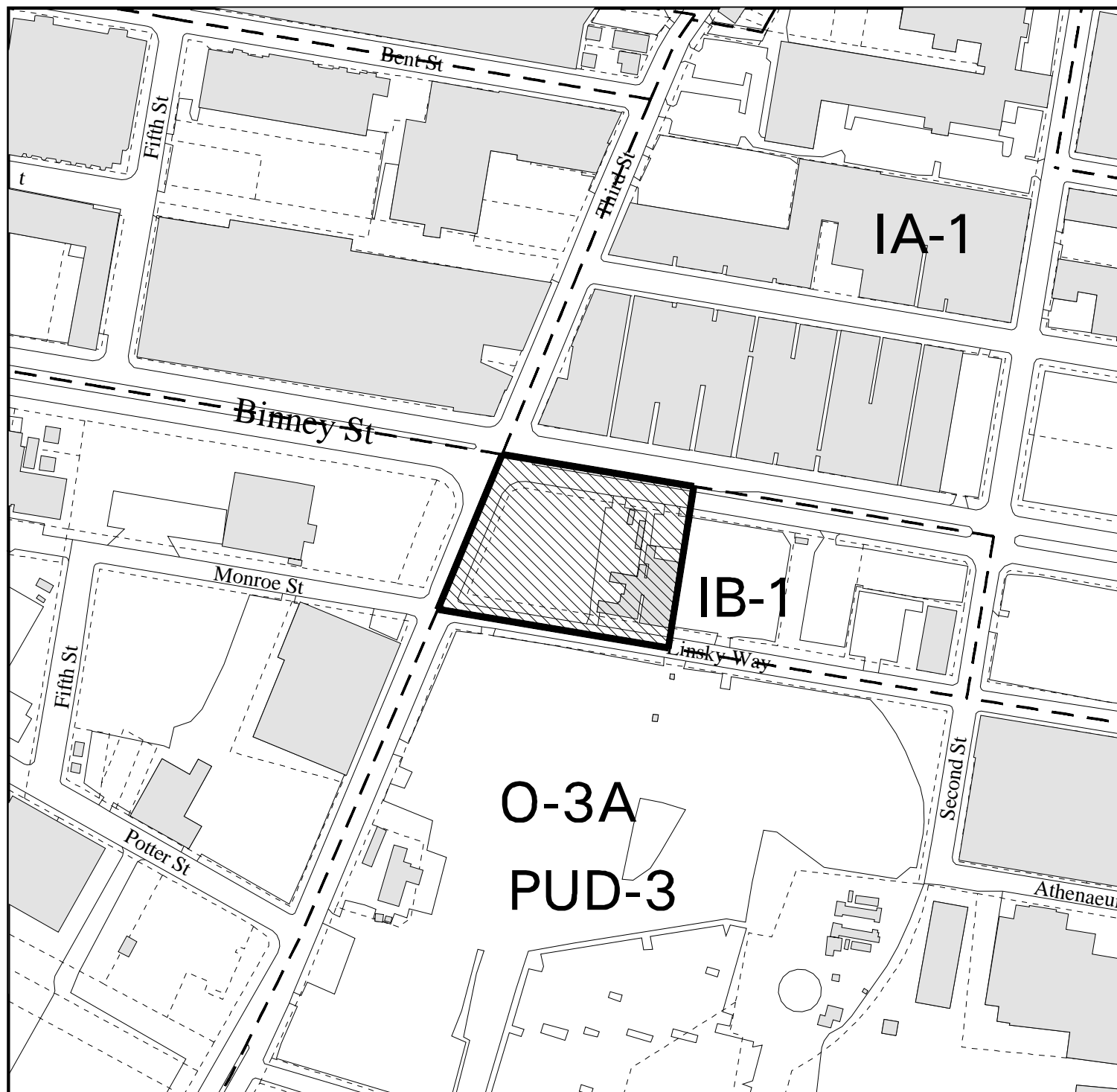
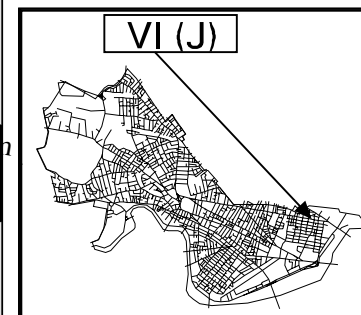
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale






1 Inch = 200 Feet



Area VI (K)

Industry A

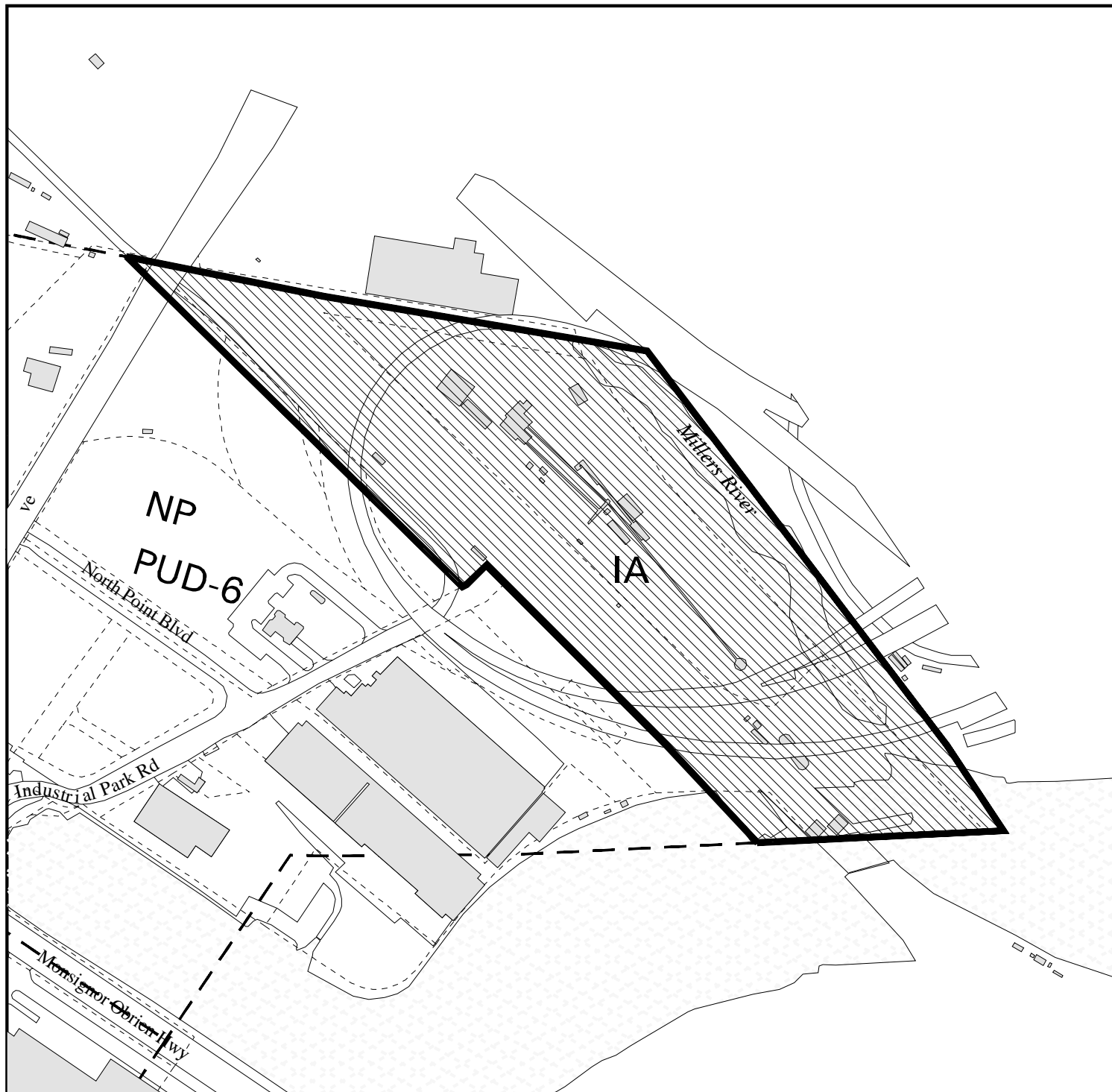
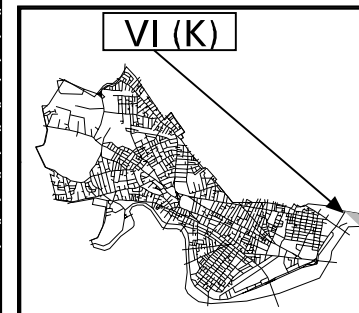
Legend

-  Open Water
-  Rezoning Area
-  Building Footprint
-  Zoning Districts
-  Parcel Line



Scale

1 Inch = 300 Feet



Area VI (L)

Industry B

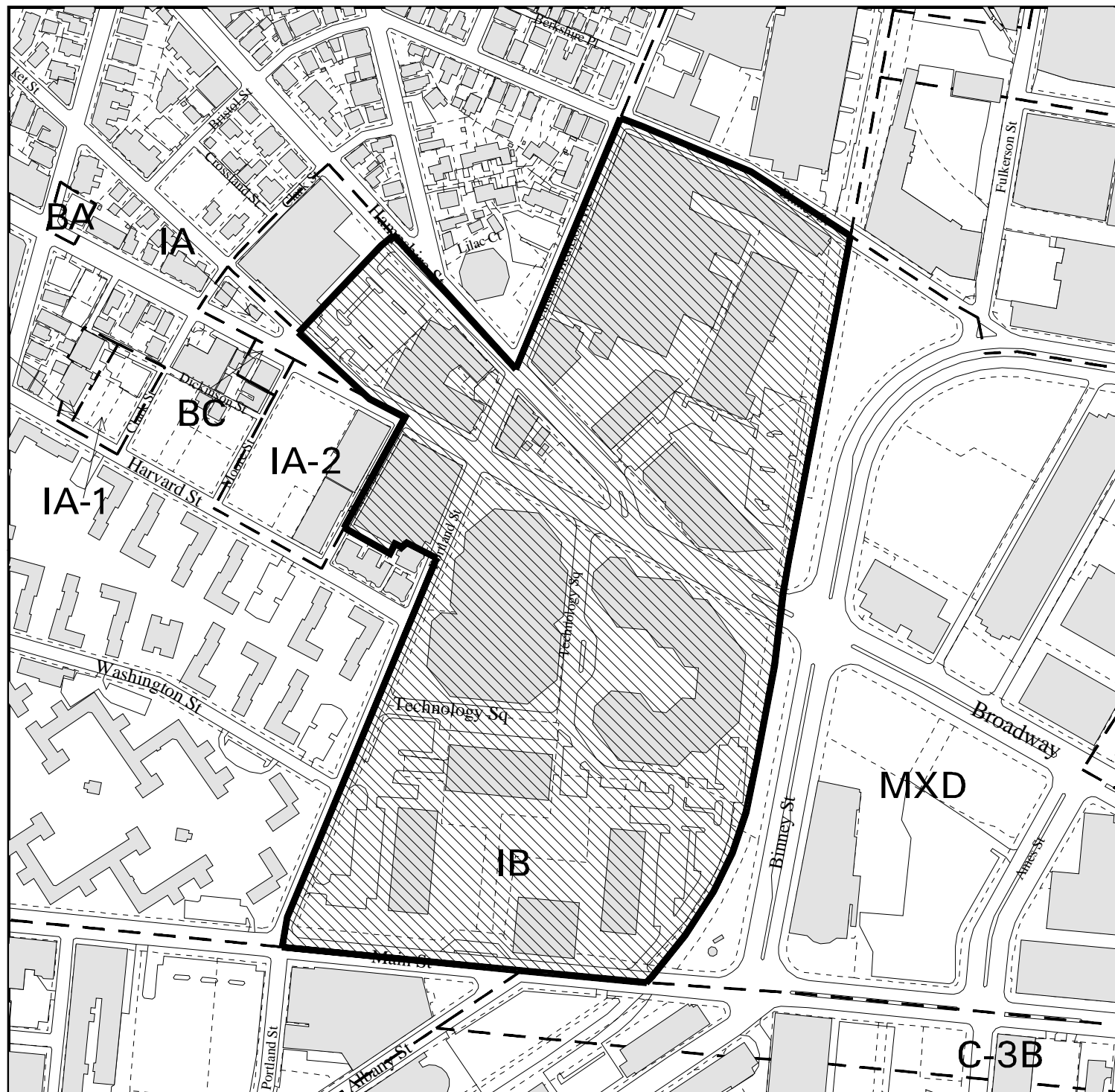
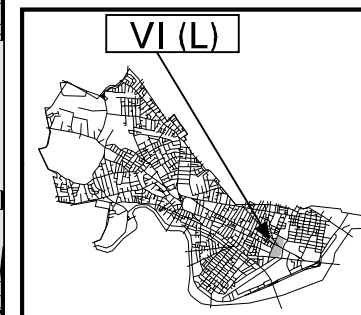
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 300 Feet



Area VI (M)

Industry A-2

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 200 Feet

